

FOR LEASE

## Former Rite Aid - Briarcliff Rd, Atlanta, GA

1799 Briarcliff Rd | Atlanta, GA

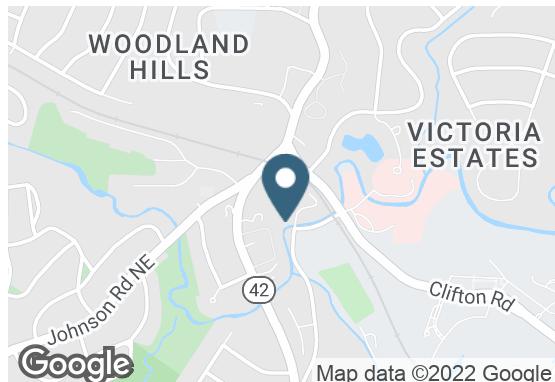


## Overview

LEASE RATE	\$9.00 SF/yr (MG)
BUILDING SIZE	10,080 SF
LEASE END DATE	8/27/2023

## Description

- Former Rite Aid building
- Located on Briarcliff Rd in the strip mall
- All offers are subject to approval by Walgreens Real Estate Committee



## Demographics

	1 MILE	3 MILES	5 MILES
Median Household Income	\$71,215	\$73,579	\$71,468
Average Household Income	\$115,270	\$113,474	\$110,743
Households	6,964	72,135	193,789
Daytime Population	52,502	232,774	714,369

Year: 2018 | Source: ESRI

## Contact

STEWART PRESTON

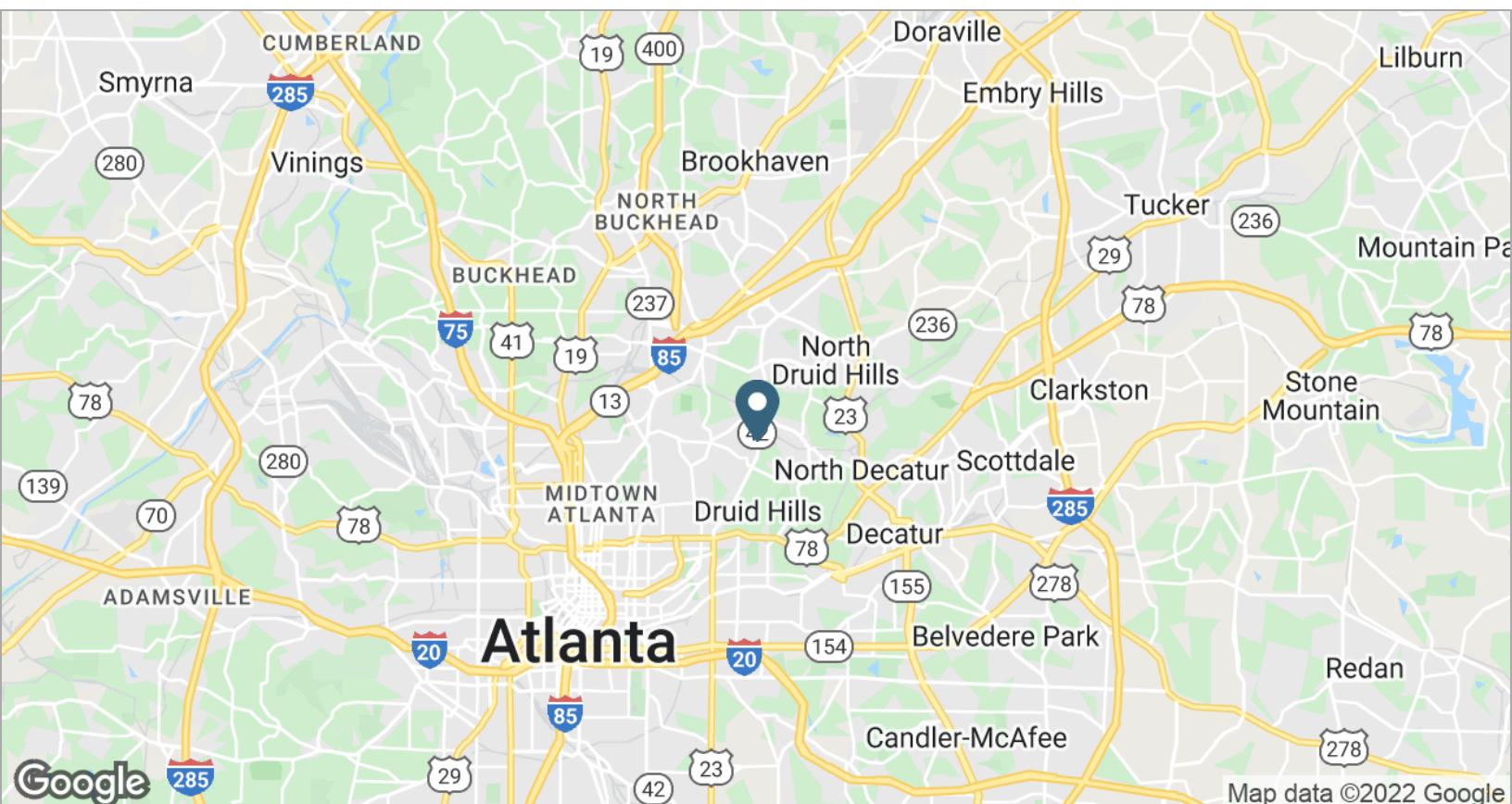
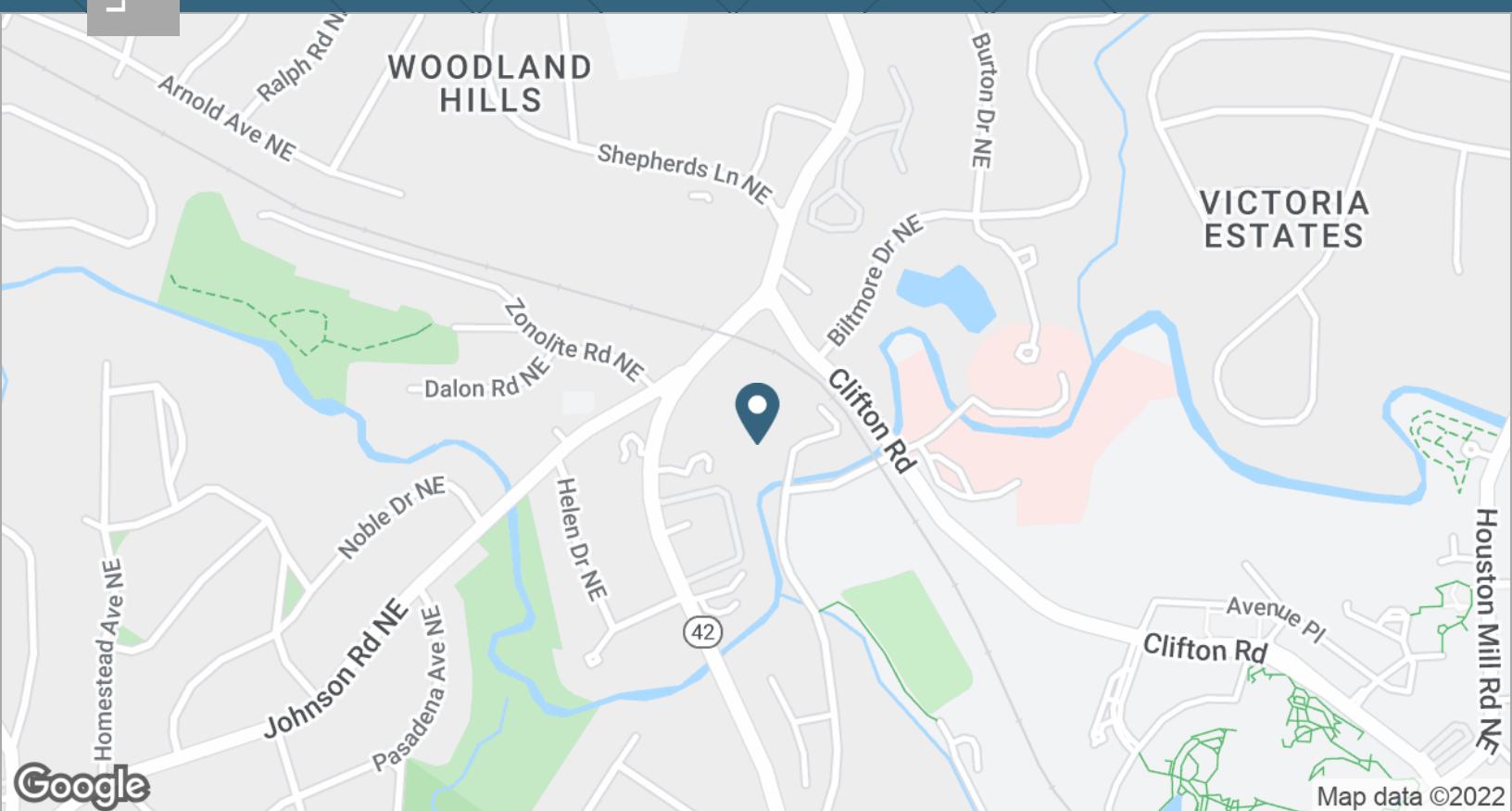
678.259.9569 | stewart.preston@srsre.com

## Traffic Counts

Clifton Rd	20,000 VPD
Briarcliff Rd NE	15,000 VPD
Johnson Rd NE	11,000 VPD

Year: 2017 | Source: GDOT





	1 mile	3 miles	5 miles
<b>Population</b>			
2018 Population	14,454	145,679	402,243
2000 Population	12,119	117,756	312,068
2010 Population	12,561	128,005	342,145
2023 Population	15,495	157,071	443,602
2000-2010 Annual Rate	0.36%	0.84%	0.92%
2010-2018 Population: Annual Growth Rate	1.72%	1.58%	1.98%
2018-2023 Population: Annual Growth Rate	1.40%	1.52%	1.98%
2018 Median Age	31.6	34.5	34.3
<b>Households</b>			
2000 Households	5,706	58,698	142,628
2010 Households	5,836	63,275	162,348
2018 Total Households	6,964	72,135	193,789
2023 Total Households	7,544	77,740	215,279
2000-2010 Annual Rate	0.23%	0.75%	1.30%
2010-2018 Households: Annual Growth Rate	2.17%	1.60%	2.17%
2018-2023 Households: Annual Growth Rate	1.61%	1.51%	2.13%
2018 Average Household Size	1.87	1.95	1.96
<b>Housing Units</b>			
2018 Total Housing Units	7,525	79,136	218,031
2018 Owner Occupied Housing Units	2,502	28,076	76,403
2018 Renter Occupied Housing Units	4,463	44,059	117,386
2018 Vacant Housing Units	561	7,001	24,242
<b>Race and Ethnicity</b>			
2018 White Alone	75.6%	67.6%	60.8%
2018 Black Alone	7.5%	14.0%	21.8%
2018 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2018 Asian Alone	10.7%	8.9%	9.2%
2018 Pacific Islander Alone	0.0%	0.1%	0.0%
2018 Hispanic Origin (Any Race)	7.4%	12.2%	10.0%
<b>Income</b>			
2018 Median Household Income	\$71,215	\$73,579	\$71,468
2018 Average Household Income	\$115,270	\$113,474	\$110,743
Per Capita Income	\$55,877	\$57,102	\$54,629
<b>2018 Population 25+ by Educational Attainment</b>			
Total	9,381	105,140	285,346
High School Graduate	7.1%	7.8%	8.8%
GED/Alternative Credential	1.1%	1.2%	1.3%
Some College, No Degree	6.4%	10.8%	12.1%
Associate Degree	5.4%	3.9%	4.2%
Bachelor's Degree	35.3%	36.4%	35.1%
Graduate/Professional Degree	41.5%	34.6%	32.2%
<b>Data for all businesses in area</b>			
Total Businesses:	395	7,477	25,951
Total Employees:	34,127	176,323	496,135
Total Residential Population:	14,454	145,679	402,243
Employee/Residential Population Ratio:	2.36:1	1.21:1	1.23:1
2018 Total Daytime Population	52,502	232,774	714,369
Workers	46,202	178,707	554,332
Residents	6,300	54,067	160,037